

Issue	Existing DTSP	June 2009 draft DTSP Update	Final draft DTSP Update Errata (Recommended changes)
Water Distribution	N/A (not addressed in existing DTSP)	Page 7-3 Section 7.2.1.4 Water Distribution – “The additional demand produced by development within the Specific Plan Area, along with the 4,000 gpm fire flow typically required by the Huntington Beach Fire Department...pipelines within the Specific Plan Area.”	Page 7-3 Section 7.2.1.4 Water Distribution – “The additional demand produced by <u>each</u> development within the Specific Plan Area, along with the <u>typical</u> fire flow required by the Huntington Beach Fire Department...pipelines within the Specific Plan Area.” (clarification – do not want to specify a number for typical fire flow since this number may change over 20-year life of Specific Plan)
Water Distribution	N/A (not addressed in existing DTSP)	Page 7-3 Section 7.2.1.4 Water Distribution – last sentence - “To meet fire flow requirements, most pipelines within the Specific Plan Area, specifically along the major streets such as Beach Boulevard and Pacific Coast Highway, will require a 12-inch diameter.”	Page 7-3 Section 7.2.1.4 Water Distribution – last sentence – “ <u>Additional hydraulic water studies will be required as individual development occurs to verify the pipeline diameter required to adequately support each specific project.</u> ” (clarification - deleted last sentence and added last sentence from first paragraph on page 7-4 since it is not known the size of pipeline required in future projects)
Water Distribution	N/A (not addressed in existing DTSP)	Page 7-4 Section 7.2.1.4 Water Distribution (continued from page 7-3) – “This arrangement would minimize impacts to traffic flow by avoiding the need to cross these major arterials to provide water services to each development.”	Page 7-4 Section 7.2.1.4 Water Distribution (continued from page 7-3) – “This arrangement would minimize impacts to traffic flow by avoiding the need to cross these major arterials to <u>construct and maintain</u> water services to each development.” (correction)

DTSP Update – Final Recommended Changes – Errata to the June 2009 draft DTSP Update  
 10/06/09  
 Attachment No. 1

Issue	Existing DTSP	June 2009 draft DTSP Update	Final draft DTSP Update Errata (Recommended changes)
<b>Book II - Appendix A</b>			
Legal Description	Page 1 – Boundary in existing DTSP is a legal description	Appendix A – reflects existing 1983 DTSP legal description	Appendix A – <u>ADD: replace existing inadequate legal description with updated legal description provided by Public Works Department</u>
<b>Book II – Appendix D – Downtown Parking Study – revised September 2009</b>			
Parking Study	Pages 10 – 16 Sections 4.2.13 and 4.2.14 – Parking and Downtown Parking Master Plan and Kaku Report	Downtown Parking Study not currently included as DTSP Appendix	<u>ADD: Downtown Parking Study, Revised September 2009 as Appendix D to Book II of the DTSP Update</u>

ATTACHMENT NO. 1.20

# RECOMMENDED CHANGES

3 - LAND USES & DEVELOPMENT STANDARDS

## CULTURAL ARTS SUBDISTRICT

- 5) The design of adjacent buildings shall not present blank walls to the paseo but should be architecturally detailed to complement the front of the building. Businesses adjacent to paseos are allowed to create window and outdoor displays, outdoor dining, and appropriated designed outdoor vendor kiosks along the paseos.
- 6) Secondary entrances to adjacent businesses, where possible, are permitted off of paseos.
- 7) Shall allow safe passage by avoiding configurations that allow for concealment or blind spots hidden from public view.
- 8) Paving accents, signs, and/or overhead structures shall denote paseo entrances.
- 9) Shall have lighting and low level landscaping to allow pedestrians to clearly see ahead and around the walkways.
- 10) Shall include directional signs.

1A

### 3.3.1.18. Loading and Service Area

- 1) 2 dedicated on-site loading spaces for developments exceeding 25,000 sf of building space.
- 2) 12' wide by 25' long by 14' high minimum dimensions for each loading space.
- 3) Shall be accessed from an alley
- 4) Shall not block vehicular traffic in the alley or fire or emergency access.

### 3.3.1.19. Refuse and Recycling Enclosures

- 1) Access shall be from an alley, where an alley exists.
- 2) No access from Main Street.

### 3.3.1.20. Cultural Arts Subdistrict 1A

#### 1) Purpose

The purpose of the Cultural Arts Subdistrict 1A is to promote continued enhancement of the cultural arts within Huntington Beach by building on existing cultural facilities within the downtown. Uses within this area include the Main Street Branch of the Huntington Beach Public Library and the Huntington Beach Art Center. A desire has been expressed in the community for a performing arts venue at the north end of Main Street.

Interest has also been expressed in retaining green space within the downtown area. This subdistrict requires parking on the Main Street library site to be provided underground.

This portion of District 1 demands special standards to ensure appropriate uses and adequate public open space that will make the subdistrict area a public space for the entire City to enjoy.

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HUNTINGTON BEACH DOWNTOWN SPECIFIC PLAN NO. 3

DOWNTOWN SPECIFIC PLAN

ATTACHMENT NO. 121

## 2) Boundary

The Cultural Arts Subdistrict 1A consists of the triangular-shaped area and a portion of the blocks immediately north and south of Acacia Avenue and east of the Main Street intersection, as illustrated in Figure 3-35.

## 3) Permitted Uses

a) Cultural facilities uses are required at the ground floor street frontage in the Cultural Arts Overlay portion of District 1. Examples of cultural facilities uses include the following: library, museum, performing arts venue, and art gallery.

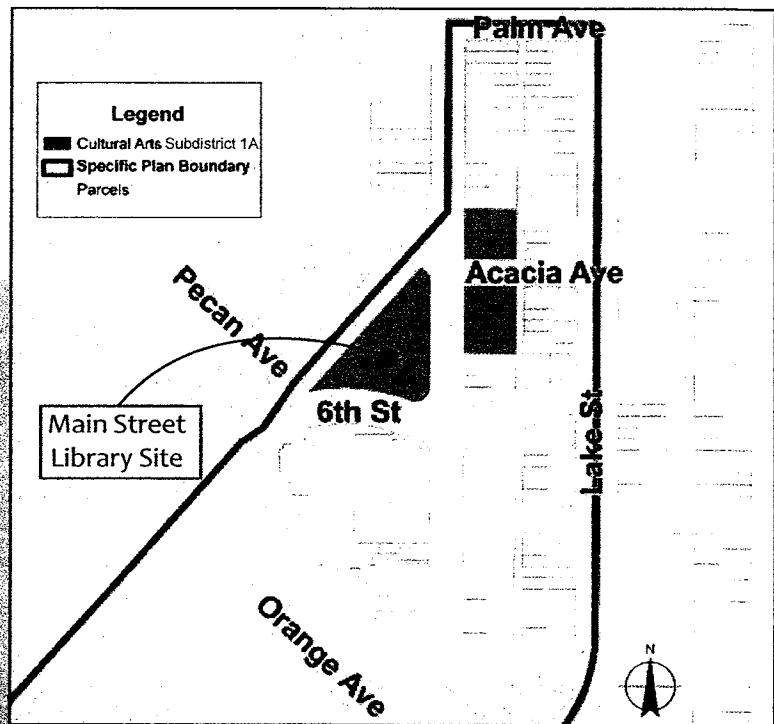


Figure 3-35 Cultural Arts Subdistrict 1A Map

b) Figure 3-36 presents uses permitted within the Cultural Arts Subdistrict 1A. The table details permitted uses. Other cultural facility-related uses that have the same parking demand as the existing use not specified herein, as well as a change of use, may be allowed subject to the approval of the Director.

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### 3- LAND USES & DEVELOPMENT STANDARDS

#### Permitted Uses Cultural Arts Subdistrict 1A

Use	Permitted	Admin Permit	CUP from PC	CUP from ZA
Accessory Uses <sup>1</sup>			✓	
Carts and Kiosks <sup>2</sup>		✓		
Cultural Institution			✓	
Library			✓	
Museum			✓	
Performing arts center			✓	
Art gallery			✓	
Eating and drinking establishments <sup>3</sup>			✓	
Eating and drinking establishments, with less than 12 seats		✓		
<sup>1</sup> Accessory uses to primary uses such as a gift shop or retail uses				
<sup>2</sup> Must be associated with the adjacent cultural arts uses				
<sup>3</sup> Pursuant to Section 3.2.24 Outdoor Dining				

Figure 3-36 Permitted Uses Cultural Arts Subdistrict 1A of District 1

#### 4) Summary of Development Standards

- a) All properties within the Cultural Arts Subdistrict 1A excluding the Main Street Library site shall be subject to the commercial and mixed-use development standards of District 1 and all other applicable sections of this Specific Plan.
- b) Figure 3-37 presents a summary of the development standards for the Main Street Library property only. This figure is only a summary of the standards and the sections of the plan referenced in the figure must be consulted for the complete requirements of each standard.
  - 1) Maximum Site Coverage  
50% of the net site area.
  - 2) Maximum Building Height  
35' maximum.
  - 3) Setbacks
    - a) 20' minimum interior setback for the portion of the site bordering the existing residential development.
    - b) No other setbacks shall be required.

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HUNTINGTON BEACH DOWNTOWN SPECIFIC PLAN NO. 5

DOWNTOWN SPECIFIC PLAN

ATTACHMENT NO. 23

4) Parking

- a) Shall be provided below grade.

5) Public Open Space

- a) Shall have no net loss of green space equivalent to approximately 27,944 sf.
- b) Shall incorporate the following amenities: open green space for pedestrian use and public events; shade and accent trees; benches; trash receptacles; decorative lighting; bicycle parking; and a variety of public art elements.

5) Public Restrooms

Public restrooms shall be required to be incorporated into a new cultural arts facility and shall be accessible from the exterior of the building.

6) Loading

Loading and delivery activities shall be designed to minimize impacts to nearby neighborhoods.

### Summary of Development Standards for the Main Street Library Site

	<u>Cultural Arts Subdistrict 1A: Main Street Library Site Only</u>	<u>Section</u>
Maximum Site Coverage	50% net site area	3.3.1.20.5
Maximum Building Height	35'	3.3.1.20.6
Front Yard Setback	None required	3.3.1.20.7
Interior Setback	20' adjacent to residential	3.3.1.20.7
Exterior Side Yard Setback	None required	3.3.1.20.7
Rear Yard Setback	None required	3.3.1.20.7
Public Open Space	No net loss of green space (27,944 sf)	3.3.1.20.8
Public Restrooms		3.3.1.20.9
Loading		3.3.1.20.10

Figure 3-37 Summary of Development Standards Cultural Arts Overlay of District 1

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WINTERTON BEACH DOWNTOWN SPECIFIC PLAN NO. 1

DOWNTOWN SPECIFIC PLAN ATTACHMENT NO. 1



# PLANNING COMMISSION ALTERNATIVE

3 - LAND USES & DEVELOPMENT STANDARDS

## SUBDISTRICT 1A - MAIN ST. LIBRARY SITE

- 5) The design of adjacent buildings shall not present blank walls to the paseo but should be architecturally detailed to complement the front of the building. Businesses adjacent to paseos are allowed to create window and outdoor displays, outdoor seating, and appropriated designed outdoor vendor kiosks along the paseos.
- 6) Secondary entrances to adjacent businesses, where possible, are permitted off of paseos.
- 7) Shall allow safe passage by avoiding configurations that allow for concealment or blind spots hidden from public view.
- 8) Paving accents, signs, and/or overhead structures shall denote paseo entrances.
- 9) Shall have lighting and low level landscaping to allow pedestrians to clearly see ahead and around the walkways.
- 10) Shall include directional signs.

### 3.3.1.18. Loading and Service Areas

- 1) 2 dedicated on-site loading spaces for developments exceeding 25,000 sf of building space.
- 2) 12' wide by 20' long by 14' high minimum dimensions for each loading space.
- 3) Shall be accessed from an alley
- 4) Shall not block vehicular traffic in the alley or fire or emergency access.

### 3.3.1.19. Refuse and Recycling Enclosures

- 1) Access shall be from an alley, where an alley exists.
- 2) No access from Main Street.

### 3.3.1.20. Subdistrict 1A

#### 1) Purpose

The purpose of the Subdistrict 1A is to provide uses that are compatible with existing and surrounding uses on and surrounding the Main Street Library while promoting the enhancement of the cultural arts within Huntington Beach by building on existing cultural facilities within the downtown. Uses within this area include the Main Street Branch of the Huntington Beach Public Library.

Interest has also been expressed in retaining green space within the downtown area. This subdistrict requires parking on the Main Street library site to be provided underground.

This portion of District 1 demands special standards to ensure appropriate uses and adequate public open space that will make the subdistrict area a public space for the entire City to enjoy.

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HUNTINGTON BEACH DOWNTOWN SPECIAL PLAN NO. 1  
DOWNTOWN SPECIAL PLAN

ATTACHMENT NO. 11

## 2) Boundary

Subdistrict 1A consists of the triangular-shaped area bound by Main Street and 6th Street, as illustrated in Figure 3-35.

## 3) Permitted Uses

- a) Figure 3-36 presents uses permitted within Subdistrict 1A. The table details permitted uses. Other cultural facility-related uses that have the same parking demand as the existing use not specified herein, as well as a change of use, may be allowed subject to the approval of the Director.

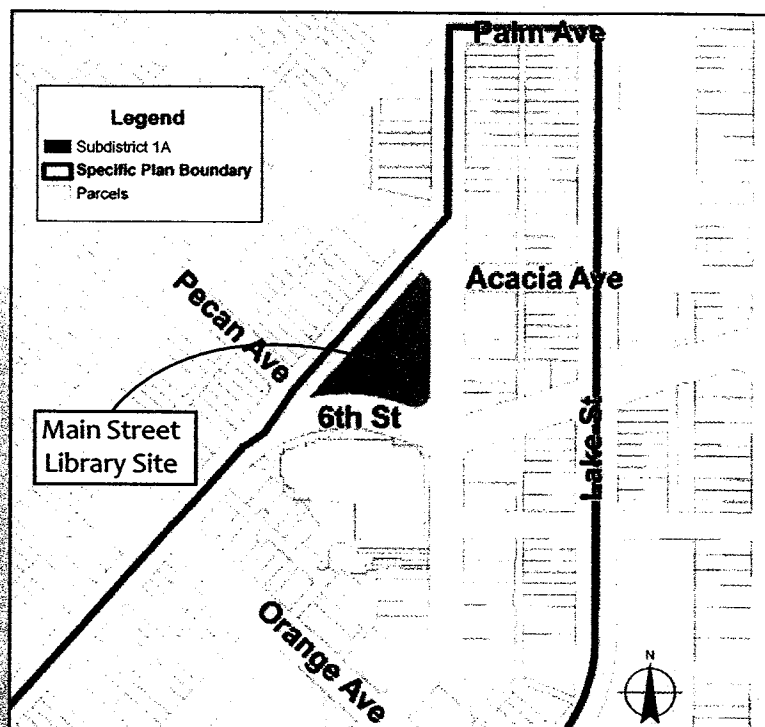


Figure 3-35 Subdistrict 1A Map



### 3 - LAND USES & DEVELOPMENT STANDARDS

Permitted Uses Subdistrict 1A				
Use	Permitted	Admin Permit	CUP from PC	CUP from ZA
Accessory Uses <sup>1</sup>			✓	
Community Theater <sup>2</sup>			✓	
Carts and Kiosks		✓		
Cultural Institution			✓	
Library			✓	
Museum			✓	
Art gallery			✓	
<sup>1</sup> Accessory uses to primary uses such as a gift shop or retail uses <sup>2</sup> Must be associated with a cultural institution which include the uses permitted within this table including: libraries, museums, and art galleries.				

Figure 3-36 Permitted Uses Subdistrict 1A of District 1

#### 4) Development Standards

- a) Figure 3-37 presents a summary of the development standards for Subdistrict 1A. This figure is only a summary of the standards and the sections of the plan referenced in the figure must be consulted for the complete requirements of each standard.
  - 1) Maximum Site Coverage  
50% of the net site area.
  - 2) Floor Area Ratio  
FAR = 0.6 maximum
  - 3) Maximum Building Height  
35' maximum.
  - 4) Setbacks
    - a) 20' minimum interior setback for the portion of the site bordering the existing residential development.
    - b) No other setbacks shall be required.
  - 5) Parking
    - a) Shall be provided below grade.

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ATTACHMENT NO. 15

**6) Public Open Space**

- a) Shall have no net loss of green space equivalent to approximately 27,944 sf.
- b) Shall incorporate the following amenities: open green space for pedestrian use and public events; shade and accent trees; benches; trash receptacles; decorative lighting; bicycle parking; and a variety of public art elements.

**7) Public Restrooms**

Public restrooms shall be required to be incorporated into a new cultural institution and shall be accessible from the exterior of the building.

**8) Loading**

Loading and delivery activities shall be designed to minimize impacts to nearby neighborhoods.

### Summary of Development Standards for the Main Street Library Site

	<u>Subdistrict 1A:</u> Main Street Library Site Only	Section
Maximum Site Coverage	50% net site area	3.3.1.20.4.a.1
Floor Area Ratio	0.6	3.3.1.20.4.a.2
Maximum Building Height	35'	3.3.1.20.4.a.3
Setbacks	20' adjacent to residential	3.3.1.20.4.a.4
Parking	Provided below grade	3.3.1.20.4.a.5
Public Open Space	No net loss of green space (27,944 sf)	3.3.1.20.4.a.6
Public Restrooms	Incorporate into new cultural institution	3.3.1.20.4.a.7
Loading	Minimize impact to adjacent neighborhoods	3.3.1.20.4.a.8

Figure 3-37: Summary of Development Standards Subdistrict 1A of District 1

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# RECOMMENDED CHANGES

## 3 - LAND USES & DEVELOPMENT STANDARDS

# TIERED PARKING

### 3.3.7.1. Purpose

This district is intended to preserve and protect the sandy beach area within the Specific Plan Area boundaries while allowing parking and auxiliary beach-related commercial and convenience uses. The beach will also be used for special events throughout the year, such as the U.S. Open of Surfing, the AVP Pro Beach Volleyball tournament, the Shoreline Marathon, the NPPL Paintball Tournament, and the Duck-a-Thon. The beach parking and plaza areas north of the pier are also used weekly for a Farmers' Market and craft fair. Approximately half of the beach frontage in the district is City beach; the remainder of the beach frontage is owned by the State of California.

### 3.3.7.2. Boundaries

District 7 boundaries are shown on Figure 3-61. District 7 is bounded by Pacific Coast Highway on one side and the Pacific Ocean on the other side. The district extends from Goldenwest Street to Beach Boulevard, except for the area which is part of District 6.

### 3.3.7.3. Permitted Uses

Figure 3-65 presents beach open space uses and public facilities, as well as other related uses or public facilities not specified herein, that may be allowed subject to approval of the Design Review Board. Any change of such use or public facilities shall be subject to the approval of the Director.

### 3.3.7.4. Prohibited Uses

Storage containers and stand-alone storage buildings shall be prohibited in beach areas.

### 3.3.7.5. Tiered Parking

Enhancement of existing parking capacity located north of the pier between PCH and the beach is intended to enhance the pedestrian connectivity and experience along the west side of PCH and provide additional "tuck-under" parking opportunities. An expansion of the existing landscaped parkway reflecting similar design concepts and amenities found north of this area could be created by covering the existing upper tier of parking. In addition, "tuck-under" parking opportunities may exist by excavating versus expansion of the existing tiered parking height.

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ATTACHMENT NO. 1

29



The precise design of additional "tuck-under" parking must adhere to the following standards:

- Tiered parking shall be limited to the area identified in Figure 3-62.
- Parking shall not result in the loss of recreational sand area.
- The top of parking structures shall be at the same elevation of the Pacific Coast Highway sidewalk or located a minimum of one foot below the maximum height of the adjacent bluff.
- Views from and toward PCH shall be maintained.

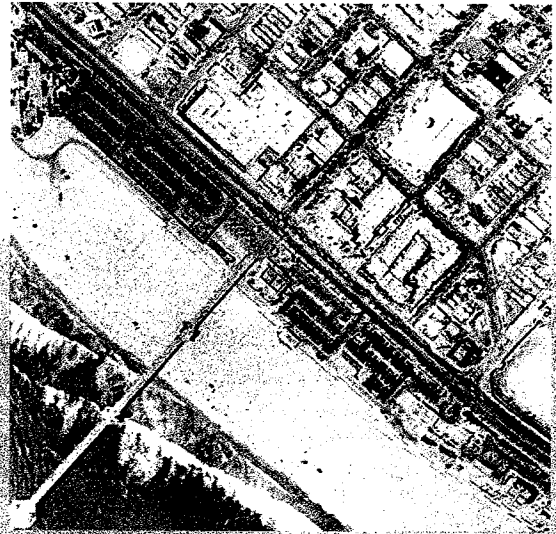


Figure 3-62. Tiered parking in District 7 shall be limited to the highlighted areas

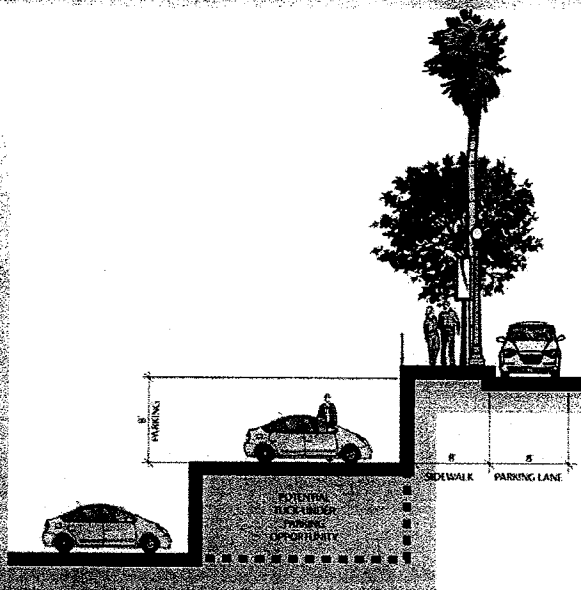


Figure 3-63. Existing Condition: Tiered parking is permitted in District 7

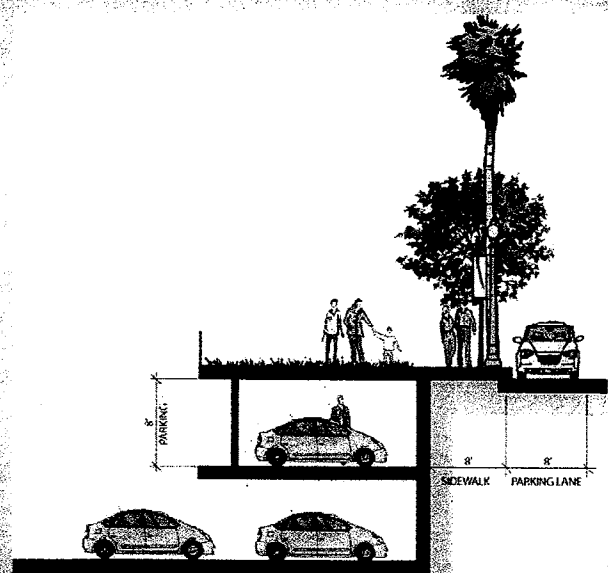


Figure 3-64. Potential "tuck-under" style parking. Tiered parking is permitted in District 7

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MYRTLE BEACH DOWNTOWN SPECIFIC PLAN NO. 1

DOWNTOWN SPECIFIC PLAN

ATTACHMENT NO. 1.3.30

## **ATTACHMENT NO. 2**

### **SUGGESTED FINDINGS**

#### **ZONING TEXT AMENDMENT NO. 08-004**

#### **SUGGESTED FINDINGS FOR APPROVAL – ZONING TEXT AMENDMENT NO. 08-004 :**

1. Zoning Text Amendment No. 08-004 amends the HBZSO by amending Specific Plan No. 5 – Downtown Specific Plan to reconfigure the existing 11 Specific Plan districts into 7 districts, modify development and parking standards, incorporate design guidelines and provide recommendations for street improvements, public amenities, circulation enhancements, infrastructure and public facility improvements and parking strategies. The proposed changes will be consistent with the objectives, policies, general land uses and programs specified in the City's General Plan because the land uses proposed in the DTSP Update will not substantially change from the permitted and specified land uses of the existing DTSP and thus, the General Plan. These changes would not alter the established land use pattern in that visitor-serving commercial and mixed use developments would continue to be permitted and the primarily developed uses in these areas. The proposed changes to the development standards would allow greater maximum building heights and densities than are currently allowed in the DTSP area. However, compliance with development standards that call for upper story setbacks and residential buffers as well as the design guidelines will result in high quality, attractive projects that are compatible with existing surrounding developments that were developed under the current DTSP.
2. In the case of general land use provisions, the DTSP Update is consistent with the uses authorized in, and the standards prescribed for, the zoning district for which they are proposed. The proposed land uses that would be developed with implementation of the DTSP Update would not significantly differ from the existing land uses that are permitted and developed in the DTSP area. The amended DTSP will enhance potential to create an urban village with high quality design and sustainable features in comparison with development that could occur under the current standards of the existing DTSP. The DTSP Update is also sensitive to existing residential uses and proposes development standards and subdistricts, which would afford these areas additional protection from potential impacts from future development. The DTSP Update would be consistent with the adopted Council goals, objectives and policies of the DTSP area and implement the vision for the downtown.
3. A community need is demonstrated for the change proposed. The proposed changes to the development standards such as increases in maximum allowable building heights and residential densities, elimination of floor area ratio (FAR) requirements and reduced parking ratios are justified by compensating benefits of the Specific Plan. The changes proposed in the DTSP Update will facilitate development and redevelopment of properties so that the next phase of community investment and improvement will occur in the DTSP area. The DTSP Update will provide a healthy mix of land uses that will create an environment that promotes tourism to increase revenues to support community services. The development standards and design guidelines will ensure high quality projects with enough open space, air, light, ventilation, pedestrian connections, interesting architecture, parking, well designed circulation, and landscaping for an enjoyable environment for both residents and tourists.

4. The amended DTSP is consistent with good zoning practice and was prepared utilizing a comprehensive approach, which included involving the public in numerous public workshops and meetings and reviewing the proposed DTSP Update in terms of potential benefits to both residents and visitors in the larger context of directing future development. Smart growth and sustainable design principles were considered in the preparation of the DTSP Update. All projects would be required to provide sustainable building practices. The DTSP Update would be in conformity with general welfare in that adequate utilities and public facilities and services would be ensured through identified mitigation measures and code requirements for future projects. Although Fire services would need to be improved at some point during the 20-year planning period, future development projects would be required to be reviewed by the Fire Department to ensure adequate service can be provided.